



COVER LETTER

Non-Material Amendment – Section 96A

To: Development Management Team – Horsham District Council

Application type: Non-Material Amendment

Original Planning Reference: DC/25/1261

Site Address: 35 Three Acres, Horsham, RH12 1RS

Applicant: Kim Phan

Dear Sir or Madam,

We write in relation to the above planning permission, which was granted on 29 September 2025 for the following development:

Removal of rear bay window. Erection of a first-floor extension and ground floor porch extension.

The permission established the acceptability of the development in principle, including the approved scale, height, footprint and overall form of the dwelling, as shown on the approved plans listed under Condition 1.

This application seeks approval for a Non-Material Amendment pursuant to Section 96A of the Town and Country Planning Act 1990. The proposed amendment relates solely to the external wall finish of the approved development.

It is proposed to replace the approved facing brickwork with a rendered finish to all external elevations, finished in a neutral Antique White colour. No other changes are proposed.

There are no alterations to the approved footprint, height, massing, roof form, or window and door openings. The development would otherwise be carried out fully in accordance with planning permission DC/25/1261 and the approved plans/documents listed therein.



The proposed amendment does not materially alter the appearance, character or impact of the approved development and would not result in any additional impact on neighbouring amenity or the surrounding area. The change is therefore considered to be non-material in nature.

We respectfully request the Local Planning Authority's written confirmation that the proposed amendment is acceptable as a Non-Material Amendment.

Yours faithfully,

EVER Interiors Ltd

Planning & Design Agent on behalf of the Applicant